

Article 2: General Development Regulations

Division 9: Mechanical and Utility Equipment Screening Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0901 Purpose of Mechanical and Utility Equipment Screening Regulations

The purpose of these regulations is to ensure that mechanical and utility equipment associated with a *development* is appropriately *screened* from *public vantage points*. The intent of these regulations is to minimize visual impacts to surrounding properties and *public rights-of-way*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0905 When Mechanical and Utility Equipment Screening Regulations Apply

This division applies to all multiple unit residential, commercial, and industrial *development* that proposes mechanical or utility equipment, whether or not a permit or other approval is required for the *development*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0910 Mechanical and Utility Equipment Screening Regulations

(a) Except when located in the RE, RS, RX, and RT zones, the following equipment and appurtenances shall be contained within a completely enclosed *structure* that is architecturally integrated with the primary building on the *premises*:

- (1) Mechanical equipment
- (2) Tanks
- (3) Ducts
- (4) Elevator enclosures
- (5) Cooling towers
- (6) Mechanical ventilators
- (7) Air conditioners

(8) Other similar appurtenances

The top and sides of the enclosing *structure* may include grillwork, louvers, and latticework.

- (b) Exterior facilities associated with a *structure* such as plumbing, heating, cooling, electrical, chemical processing, compressor, motor, and incinerator facilities shall be completely *screened* on all sides with a solid wall or *fence* that is painted or texturized to match the primary building on the *premises*.
- (c) All utilities, such as gas meters, electrical meters and panels, fire control panels, telephone, cable television panels, and similar devices shall be *screened* from public view unless other Municipal Code regulations require that visibility be maintained. Landscape *screening* may be used to *screen* utilities.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0911 Solar Energy Systems

- (a) Solar energy systems as an *accessory use* are exempt from the requirements of Section 142.0910(a) and from regulations requiring undergrounding of utilities.
- (b) Solar energy systems are permitted within rear and side *yards*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)